

2020022704 00188

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$490.00
 PRESENTED & RECORDED
 06/04/2020 04:52:09 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3529**PG: 88 - 89**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 490.00

Parcel Identifier No.: 6812-52-5111 (Block 3977A, Lot 017)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 5259 Smoky Ridge Lane, Winston-Salem, NC 27127

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by
 the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Lot 17, Rierson Farm, Section Four

THIS DEED made this 2nd day of June, 2020, by and between,

GRANTOR	GRANTEE
STELLA OGAKE and husband, EDWIN OCHOLA (f/k/a EDWIN OTIENO)	DAVID S. SHBEEB and wife, HALEY J. SHBEEB
Mailing Address:	Mailing Address:
	5259 Smoky Ridge Lane, Winston-Salem, NC 27127

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Being all of Lot 17, as shown on the map of RIERSON FARM, SECTION FOUR, as recorded in Plat Book 62, Page 159, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 5259 Smoky Ridge Lane, Winston-Salem, NC 27127

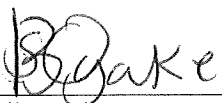
The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3349, Page 2327, Forsyth County Registry. A map showing the above described property is recorded in Plat Book 62, Page 159.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

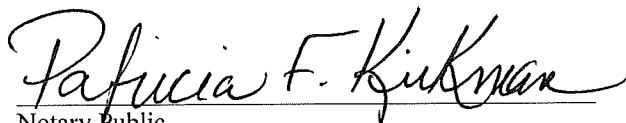

 _____ (SEAL)
 Stella Ogake


 _____ (SEAL)
 Edwin Ochola

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Stella Ogake and Edwin Ochola.**

Date: 6-2-2020


 Notary Public

Patricia F. Kirkman
 printed or typed name of notary public

My Commission Expires: 5/29/24

